

As of April 1, 2021.

Table 1. Labor Force and Employment in the Gary HMA, 2000 Through March 2021

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					March 2020	March 2021
Labor Force	324.7	328.0	329.3	327.6	324.8	328.5	332.7	331.1	336.8	335.1	334.0	335.4	334.4	336.5	337.8	337.7	342.4	338.9	342.3	337.9	336.9	328.9
Resident Employment	313.3	312.7	309.4	308.6	305.3	309.7	315.0	315.0	317.1	300.1	300.0	305.2	305.7	308.3	313.0	316.2	322.3	322.8	326.8	322.8	322.2	296.2
Unemployment	11.4	15.3	19.9	19.0	19.5	18.8	17.7	16.1	19.7	35.1	34.0	30.2	28.7	28.2	24.9	21.4	20.1	16.1	15.5	15.1	14.8	32.7
Unemployment Rate (%)	3.5	4.7	6.0	5.8	6.0	5.7	5.3	4.9	5.8	10.5	10.2	9.0	8.6	8.4	7.4	6.3	5.9	4.7	4.5	4.5	4.4	9.9
Total Nonfarm Payroll Jobs	277.2	274.8	268.6	269.1	270.1	272.9	274.5	278.1	276.5	261.3	258.1	262.8	268.3	269.5	268.4	268.6	270.9	271.5	272.8	274.6	274.1	251.7
Goods-Producing Sectors	67.9	63.7	58.5	58.8	56.5	57.3	57.9	58.5	58.1	50.7	50.3	53.5	56.5	54.8	52.7	51.6	52.4	52.7	53.1	53.3	53.0	47.4
Mining, Logging, & Construction	17.9	17.9	17.1	18.1	18.2	19.0	19.5	20.1	19.6	15.5	16.4	18.1	20.5	18.7	16.2	15.4	16.3	17.2	17.5	17.6	17.6	14.9
Manufacturing	50.0	45.8	41.4	40.7	38.3	38.4	38.4	38.4	38.4	35.1	33.8	35.4	36.0	36.0	36.6	36.3	36.1	35.5	35.6	35.6	35.4	32.5
Service-Providing Sectors	209.4	211.0	210.0	210.3	213.6	215.6	216.6	219.6	218.4	210.6	207.8	209.2	211.9	214.7	215.7	217.0	218.5	218.9	219.8	221.4	221.1	204.3
Wholesale & Retail Trade	47.8	48.2	46.5	44.1	44.5	45.3	45.6	46.1	45.2	42.3	41.3	41.7	41.9	42.8	42.9	43.5	43.5	43.3	43.0	42.7	42.4	39.9
Wholesale Trade	11.3	10.8	10.3	9.9	10.1	10.2	10.3	10.4	10.2	8.9	8.8	8.9	9.1	9.4	9.5	9.6	9.3	9.5	9.4	9.5	9.4	8.9
Retail Trade	36.5	37.4	36.2	34.2	34.4	35.1	35.3	35.7	35.0	33.4	32.5	32.8	32.8	33.4	33.4	33.9	34.2	33.8	33.6	33.2	33.1	31.0
Transportation & Utilities	13.3	14.0	13.5	13.7	14.6	14.6	14.6	15.1	15.5	14.4	13.4	14.2	14.9	15.2	15.5	15.3	15.3	15.0	14.9	15.8	16.0	16.7
Information	3.4	3.2	2.8	2.5	2.5	2.6	2.6	2.5	2.5	2.4	2.2	2.0	2.0	2.1	2.0	2.0	2.1	2.0	1.8	1.8	1.9	1.7
Financial Activities	10.5	10.3	10.1	10.0	10.0	10.1	10.1	9.9	9.4	9.0	8.7	8.9	8.9	8.7	8.6	8.6	8.8	8.7	8.7	8.8	8.8	8.5
Professional & Business Services	20.7	21.2	21.8	21.9	22.9	22.9	22.0	22.7	22.3	19.6	20.1	20.7	21.4	22.5	22.5	22.7	23.2	23.6	24.7	25.4	25.4	23.4
Education & Health Services	35.2	35.8	37.1	38.6	39.8	40.6	41.5	43.5	44.2	45.4	45.7	45.9	46.4	46.4	46.8	47.8	49.2	49.8	49.2	49.8	49.7	46.1
Leisure & Hospitality	30.3	29.9	30.0	30.3	30.6	30.7	31.2	31.9	32.1	31.2	30.3	30.5	31.2	32.0	32.2	32.3	32.1	32.3	32.9	33.5	33.4	27.7
Other Services	8.3	8.4	8.3	8.5	8.4	8.7	8.8	8.7	8.7	8.4	8.4	8.7	8.9	9.4	9.8	10.0	10.1	10.0	10.2	10.3	10.3	9.5
Government	39.8	40.0	39.9	40.7	40.3	40.1	40.3	39.3	38.6	37.9	37.8	36.8	36.3	35.7	35.3	34.7	34.3	34.2	34.4	33.3	33.2	30.8
Federal	2.2	2.3	2.2	2.2	2.1	2.1	2.1	2.1	2.1	2.0	2.3	2.0	1.9	1.9	1.9	1.9	1.9	1.9	2.0	2.0	2.0	2.1
State	4.6	4.6	4.7	4.5	4.5	4.5	4.4	4.2	4.3	4.3	4.4	4.4	4.8	4.5	4.5	4.5	4.6	4.7	4.8	4.5	4.4	3.9
Local	33.0	33.1	33.1	34.0	33.6	33.5	33.9	33.0	32.3	31.6	31.1	30.4	29.6	29.3	29.0	28.3	27.7	27.6	27.7	26.9	26.8	24.8

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands. 2000 through 2003 mining, logging, and construction sector jobs calculated based on available data.

Source: U.S. Bureau of Labor Statistics



As of April 1, 2021.

Table 2. Population and Household Trends in the Gary HMA, 2000 to Forecast

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Gary HMA	675,971	708,070	706,300	709,200	3,200	0.5	-160	0.0	970	0.1
Households										
Gary HMA	252,308	267,890	276,300	279,000	1,550	0.6	770	0.3	900	0.3

Notes: The current date is April 1, 2021. The forecast date is April 1, 2024.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of April 1, 2021.

Table 3. Housing Inventory, Tenure, and Vacancy in the Gary HMA, 2000, 2010, and Current

	Gary HMA		
	2000	2010	Current
Total Housing Inventory	269,570	294,127	302,200
Occupied Units	252,308	267,890	276,350
Owner-Occupied	179,692	191,603	198,100
%	71.2	71.5	71.7
Renter-Occupied	72,616	76,287	78,250
%	28.8	28.5	28.3
Vacant Units	17,262	26,237	25,850
Available Units	8,327	12,001	7,875
For Sale	2,929	4,179	1,800
Rate (%)	1.6	2.1	0.9
For Rent	5,398	7,822	6,075
Rate (%)	6.9	9.3	7.2
Other Vacant	8,935	14,236	18,000

Note: The current date is April 1, 2021.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by the analyst



As of April 1, 2021.

Table 4. Residential Building Permit Activity in the Gary HMA, 2000 Through March 2021

Type of Building Permit																						12 Months Ending	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	March 2020	March 2021
Gary HMA																							
Total	3,403	3,732	3,418	4,407	4,416	4,624	3,519	3,107	1,537	1,119	1,475	1,198	1,304	1,760	1,653	2,014	2,380	2,406	2,136	1,975	2,363	2,005	2,674
Sales	2,865	2,844	2,886	3,772	3,879	4,217	3,234	2,561	1,282	950	956	782	1,103	1,305	1,290	1,365	1,574	1,982	1,921	1,877	2,224	1,907	2,538
Rental	538	888	532	635	537	408	286	546	255	169	519	416	201	455	363	649	806	424	215	98	139	98	136

Sources: U.S. Census Bureau, Building Permits Survey; 2000—2020 final data and analyst estimates; 2021 preliminary data and estimates by the analyst



As of April 1, 2021.

Table 5. Median Income in the Gary HMA, 1999, 2009, and 2019

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	52,400	64,600	72,800	2.1	1.2
Median Household Income	NA	51,142	62,335	NA	2.0

NA = not available.

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2019 median household income—U.S. Census Bureau, American Community Survey 1-year data, 2009 and 2019

